

Minutes of the Council Meeting held on 1st June 2010 at the Village Hall

PRESENT:

Cllr. Mrs. Walker (Chairman) Mrs Fardon, Mrs. Olney, R. Baily, D Fowler, R Harris, J Saunders, R Saunders, M. Taylor, P White, the Clerk, and 0 members of the public.

1. **Public Open Session** - none
2. **Apologies:** G Sansom (personal)
3. **Declarations of Interest:**
Cllr. White for items 9a) as his company supplies bollards and 18d) as his company quoted for the work
4. **Minutes of Annual General Meeting held on 4th May 2010**
Resolved: to adopt the minutes.
5. **Clerk's Report:**
Bollards on the Green – work had begun to install the bollards.
High Street Bus Shelter – Clerk had chased Stagecoach again for bus stop signs on the High Street shelters.
Lovell Road Phone Box – BT still unable to advise when it will be removed.
Highways – Bedford BC had confirmed that an order had been raised to clean the signs and cut back vegetation in Pavenham Road. Bedford BC had also cut back tree overhanging 65, Reynes Drive.
Dropped Kerb at Lovell Road/Church Lane – Bedford BC Highways had advised that a dropped kerb could not be installed on the bend for safety reasons nor further up Lovell Road because there is no tarmac footway and dropped kerbs cannot be installed into grass verges. Clerk had advised resident.
High Street Bus Shelter – Bedford BC had decided that written confirmation that Council would maintain the bus shelter during its useful lifetime would suffice to allow payment of the remaining s. 106 monies. Clerk had therefore written.
Speeding in Pavenham Road – police had confirmed that data collection would take place shortly and that they would not charge Council as the data collection had already been scheduled
6. **Matters Arising from minutes of Meeting held on 4th May 2010:** | Action
Cllr. Olney was pursuing outstanding works at The Furlong with Bedford BC | PO
7. **Reports – Rural Transport Roadshow:** | Action
Cllr. Taylor reported that a large number of residents had attended. No feedback yet from Bedford BC. |
8. **Police Report:** | Action
PC Tott and PCSO Underwood were unable to attend and had been unable to provide crime statistics for May. Cllr. Olney noted that PCSO Underwood was monitoring youths congregating near the Village Hall. |
12. **Highways Matters:** | Action
a) drop down bollards on the Green
 The contractor had advised that two decorative drop down bollards in place of yellow striped metal ones would cost £664.00 + VAT not £464.00 as Clerk had understood. Cllr. White noted that other bollards were available but proposed by Cllr. Baily, seconded by Cllr. Fowler that decorative bollards at £664.00 + VAT be purchased
Resolved
 Cllr. Baily commented that work should be completed by the end of June and he would inspect before the final payment was due. Chairman noted that youths had recently driven at speed across the Green while being chased by police. | Clerk

<p>b) repairs to Oakley entrance signs Company which had built the signs had quoted £438.00 + VAT to repair all three. They also advised that for longer term protection, Council might wish to consider removing the top soldier course of stones and replacing these with a natural or re-constituted stone coping with drips. Cllr. OAKLEY PARISH COUNCIL 01.06.10.</p>	2.
<p>Fowler noted that replacing the stones would be very expensive. As the work was of a specialist nature, it would be difficult to obtain alternative quotations, therefore proposed by Cllr. Taylor, seconded by Cllr. Baily, that quotation for £438.00 + VAT be accepted. Resolved</p>	Clerk
<p>c) hard surfacing of the Highfield Road/Station Road footpath Cllr. Fowler noted that the path was very muddy in winter and quotations had been obtained lay stone similar to the path at Linch Furlong. Three quotations for £640.00 + VAT, £650.00 + VAT and £3349.00 + VAT had been received. Proposed by Cllr. Fowler, seconded by Cllr. Baily that quotation for £640.00 be accepted Resolved</p>	Clerk
<p>d) maintenance of access road at Willow Vale Businesses and residents were concerned about the maintenance of the footpath and had asked Council to contribute as visitors to Linch Furlong used the track. Cllr. Olney advised that Bedford BC should be upgrading part of the path and then Council would be responsible for the bottom section as a condition of the allotment lease. She would check with Bedford BC. Allotment tenants would also be required to contribute to its maintenance. Cllr. Fowler commented that few visitors to Linch Furlong used the track and that the developer had never properly reinstated it after putting in sewers. Cllrs. Olney & Taylor to arrange a site visit with Bedford BC to inspect.</p>	PO PO/MT
<p>Cllr. Olney reported potholes at the Station Road end of Reynes Drive. Clerk to report to Bedford BC. Cllr. Fardon commented that the new streetlights in Lincroft were very bright. Chairman noted that they were a new type which were brighter but cheaper to run and focused the light downwards. Cllr. Olney to pursue with Bedford BC.</p>	Clerk PO
<p>10. Use of Council notice boards Requests had been received from companies who donate a proportion of their proceeds to charity to advertise on Council notice boards. Councillors commented that companies could pay to advertise in the Post Office's notice board and agreed that Council notice boards should be restricted to Council notices and village and community events.</p>	<u>Action</u>
<p>11. Provision of a Christmas Tree: Clerk had asked broker whether Council insurance would cover standard outdoor lights used by householders and awaiting a response. Deferred to July meeting.</p>	<u>Action</u>
<p>12. <u>Linch Furlong:</u> Cllr. Fowler reported that the bat walk had been very successful despite the wet weather. He noted that the entrances to Judges Spinney and Browns Wood had been improved by Bedford BC.</p>	<u>Action</u>
<p>15. <u>Oakley Sustainability Project:</u></p>	<u>Action</u>

<p>Cllr. Olney reported that an Allotment Committee had been formed and a Tenancy at Will drafted to allow work to start on site. Bedford BC was preparing a lease which would have to be registered with the Land Registry. The Allotment Committee would be managing the site on behalf of Council therefore there would be no disposal of land. Clerk noted that two councillors would need to sign both the lease and Tenancy at Will and was awaiting advice from Bedford BC whether councillors would need to go to Borough Hall to sign. Bedford BC had requested details of solicitor acting for Council on allotment land lease and Council</p> <p>Resolved to ask Hilliers to act as they were already dealing with the Cricket Field lease. Agreement for soil to be tipped on the site had been made with the old County Council. This agreement had now lapsed and Cllr. Olney to check with Cllr. Sansom that the soil recently spread was topsoil. Group was obtaining quotations for rotovating the site and proposed by Cllr. Olney, seconded by Cllr. Fowler that £750.00 of the sum included in the budget for set up costs be allocated for this</p> <p>Resolved The responses to the transport questionnaire were being analysed and would be passed to Bedford BC Rural Transport Plan team.</p> <p>OAKLEY PARISH COUNCIL 01.06.10.</p>	<p>Clerk</p> <p>PO</p> <p>3.</p>
<p>The new Settlement Policy Area and proposed gypsy & traveller site at Browns Wood would be discussed at the next Sustainability Group meeting and the Group would be forwarding a separate response.</p>	
<p>14. <u>Borough Councillor's Report:</u></p> <p>Cllr. Olney reported that the draft Allocations & Designations Plan (SPA & proposed gypsy & traveller site) had been issued for public consultation. The Lovell Road/Church Lane triangle would be repaired on 08.06.10. Bedford BC had advised that roads to be repaired would be patched then surface dressed with chippings. A 20mph speed limit would be introduced and letters were being sent to residents. The mobile playscheme would run from 02.08.10 – 28.08.10. Playrangers would be attending some sessions and street schemes for 13 – 17 year olds were running in Bedford. A meeting had been held with the Sharnbrook Schools Federation to discuss works needed for the change to two-tier schooling. Oakley Lower would be remodelled first and some facilities such as kitchens would be shared between the Lower School and Lincroft. Most of the new building would be in the space between the existing school buildings.</p>	<p><u>Action</u> Clerk</p>
<p>15. <u>Planning Applications and Decisions and other planning matters:</u> Decisions notified since last Council meeting – 13th April 2010</p> <p>Application No: 10/00487/FUL – one & two storey rear extension. Erection of double garage with new block paved drive at Orchard House, 12 Lovell Road</p> <p>Parish Comments: No objection to the extension to the house but concern that the garage is too close to no.18</p> <p>Decision/Date: Permission 01.04.10.</p> <p>Applications received since last Council meeting – 13th April 2010</p> <p>a) Application No: a) 10/00945/FUL – first floor extension over part of bungalow. Single storey garage extension to front at 1, Highfield Road</p> <p>Parish Comments: Objection. The height of the proposed extension would have a detrimental impact on no. 3 and would be out of keeping with the surrounding buildings in the road.</p> <p>b) Application No: b) 10/00843/FUL – enclosure of existing canopy to front elevation & internal alterations at Oakley Recreational Association</p> <p>Parish Comments: No objection</p> <p>c) Application No. 10/00795/FUL – single storey side and rear extension at 25, Ruffs Furze</p> <p>Parish Comments: No objection</p>	

d) proposed gypsy site adjacent to Browns Wood

Cllr. Olney reported that an Action Group had been formed with representatives from Clapham, Milton Ernest and Oakley. Leaflets advising residents on how to comment were being delivered and Council to formulate a response at July meeting.

Action

16. Correspondence:

a) Boundary Commission report on Bedford BC – Council was content with the proposal to designate Oakley, Pavenham and Stevington as one ward.

b) Environment Agency amendment to river map – no comments

c) Expansion of Federation of North Bedfordshire School's Governing Body to include Margaret Beaufort School – Councillors were concerned that an increase in the size of the Federation would result in no-one from Oakley sitting on the Governing Body. Clerk to advise Federation.

Clerk

d) Bedford BC – Borough Assembly 09.06.10. Chairman & Cllr. Fowler to attend. Sustainability Group to make a presentation and Cllrs. Olney & Sansom to attend from the Group.

e) Bedford BC – Freight Strategy Workshop 17.06.10. – details to follow. Chairman to attend.

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4.

f) Bedford BC – Town & Parish Network Meeting 07.07.10. Chairman to attend.

g) Bedford BC – Summer Playschemes 02.08.10. – 28.08.10. Mobile scheme in Oakley on Mondays & Tuesdays 1.30pm – 3.00pm at the Village Hall

17. Grant applications: none

Action

18. Finance Matters:

a) Accounts for period up to 1st June 2010

Income and balances:

National Westminster Bank - Current account balance at 31.05.10.	£69764.79
National Westminster Bank – Reserve account balance at 31.05.10.	£2329.05
National Westminster Bank - Treasurer's Reserve Account balance at 31.05.10.	£140,000.00

Received since previous meeting

Totus - Directory	£12.50
Oakham Decorators - Newsletter	£50.00
Hazel Kaye - Newsletter	£30.00
Oakley Angels - Newsletter	£50.00
Holly Lodge Clothing - Newsletter	£15.00
Oakley School of Motoring - Newsletter	£15.00
Bedford BC – grass cutting contribution	£1173.33
Total	£1345.83

Payments Already Made:

None

Chq. No.

Payments Made:

Wildman Transport - emptying bottle bank 12.05.10.	£55.23	523
M J Granger Grounds Maintenance Ltd – grass cutting 19.05.10.	£646.25	524
H M Parrott – repairing play area fence	£86.95	525
A J Saunders – dismantling bus shelter & collecting and planting oak tree on Green	£69.32	526

Glasdon Uk Ltd – bin for Green	£303.37	527
Kalkwik Bedford – printing summer Newsletter	£315.00	528
Aon Ltd – Council insurance	£3065.10	529
Friends of the Old School – hire of room	£141.50	530
Cllr. Fardon – Directory expenses	£11.20	531
Committee Room hire 01.06.10. 3hrs @ £6/ph	£18.00	532
D. Steynor – bus shelter cleaning May	£28.50	533
Clerk - salary and expenses 01.05.10. – 31.05.10.	£597.12	534
J Walker - litter collection @ £45/wk (4 weeks)	£180.00	535
M J Granger – part payment for bollards on Green	£3525.00	536
Total payments this meeting	£9,042.54	

Resolved: to approve the accounts for payment | Clerk

b) 2009/10 external audit

Internal auditor had no recommendations. Chairman signed sections 1 and 2 of audit return. | Action
Clerk

c) Insurance renewal

Brokers had advised that they had been unable to achieve a better quotation for the same level of cover than that from Aon. The next nearest was over £4,000. Clerk and brokers would review again next year. | Action

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d) Installation of litter bin on Green

Three quotations had been received for £217.00, £210.00 + VAT and £85.00 + VAT
Proposed by Cllr. Fardon , seconded by Cllr. Fowler that quotation for £85.00 be accepted
Resolved | Action
Clerk

e) Cricket Field lease

Solicitor had advised that any further work on the lease would incur further cost to Council. He suggested three options to proceed
i) accept lease without amendment which will incur no further cost but terms will be less favourable than in the existing lease (solicitor advised against this course of action)
ii) continue to negotiate to try and bring lease in line with existing lease while allowing for updating e.g. in rent
iii) refuse to accept the terms of lease, in which case the landlord can serve notice that he is not willing to renew the lease. In this event Council can do nothing and the tenancy ends; Council can apply to the court for a new tenancy or landlord can apply to court to end tenancy.
Cllr. Baily had informed solicitor that Council wished to settle the matter as soon as possible but solicitor had advised against proceeding on the basis of the current draft as only five years security of tenure would affect usage e.g. it would prevent the Oakley Recreational Association obtaining improvement grants. There was also a problem with the plan attached to the lease as it excluded all the buildings on the site. Proposed by Cllr. Baily, seconded by Cllr. Harris that Council continue to employ solicitor and meet with Oakley Properties to try and resolve the outstanding issues. | Action
Clerk

Resolved

Proposed by Cllr. Harris, seconded by Cllr. Olney that Cllrs. Baily and J. Saunders continue to negotiate on the basis of option ii) and that additional solicitors fees up to £1,000 be approved | RB/JS

Resolved

21. Date of next Council meeting: 6th July 2010

Chairman